150.0	0003	0005.0	1 of 1	Residential		Total Card / Total Parcel
Map	Block	Lot	CARD	ARLINGTON	APPRAISED:	940,600 / 940,600
					USE VALUE:	940,600 / 940,600
					ASSESSED:	940,600 / 940,600

PROPERTY LOCATION

No	Alt No	Direction/Street/City
144		ROBBINS RD, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	SANSEVERO CHRISTINE M
Owner 2:	BOONIN SARAH R
Owner 3:	
Street 1:	144 ROBBINS RD
Street 2:	
Twn/City:	ARLINGTON
St/Prov:	MA Cntry: Own Occ: Y
Postal:	02476 Type:

PREVIOUS OWNER

Owner 1:	RABIN KATHY S/MARY ANN -
Owner 2:	RABIN ERWIN R -
Street 1:	144 ROBBINS RD
Twn/City:	ARLINGTON
St/Prov:	MA Cntry:
Postal:	02476

NARRATIVE DESCRIPTION

This parcel contains .16 Sq. Ft. of land mainly classified as One Family with a Colonial Building built about 1928, having primarily Wood Shingle Exterior and 2010 Square Feet, with 1 Unit, 1 Bath, 1 3/4 Bath, 1 HalfBath, 8 Rooms, and 3 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R1	SINGLE FA	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo	1	Level
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
101	6985.000	433,100	3,900	503,600	940,600
Total Card	0.160	433,100	3,900	503,600	940,600
Total Parcel	0.160	433,100	3,900	503,600	940,600

Source: Market Adj Cost | Total Value per SQ unit /Card: 467.96 /Parcel: 467.96

Legal Description

Entered Lot Size
Total Land:
Land Unit Type:

User Acct 98986

GIS Ref

GIS Ref

Insp Date 03/09/18

!11734!

PREVIOUS ASSESSMENT

Parcel ID 150.0-0003-0005.0

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2022	101	FV	433,100	3900	6,985.	503,600	940,600		Year end	12/23/2021
2021	101	FV	420,400	3900	6,985.	503,600	927,900		Year End Roll	12/10/2020
2020	101	FV	420,300	3900	6,985.	503,600	927,800	927,800	Year End Roll	12/18/2019
2019	101	FV	312,700	3900	6,985.	472,200	788,800	788,800	Year End Roll	1/3/2019
2018	101	FV	242,100	3900	6,985.	390,300	636,300	636,300	Year End Roll	12/20/2017
2017	101	FV	242,100	3900	6,985.	358,800	604,800	604,800	Year End Roll	1/3/2017
2016	101	FV	242,100	3900	6,985.	327,400	573,400	573,400	Year End	1/4/2016
2015	101	FV	235,200	3900	6,985.	321,100	560,200	560,200	Year End Roll	12/11/2014

PRINT

Date	Time
12/30/21	13:01:01

LAST REV

Date	Time
07/23/18	10:04:48

apro

SALES INFORMATION

TAX DISTRICT

PAT ACCT. 11734

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
RABIN KATHY S/	1371-73		7/13/2009		554,000	No	No		
RABIN KATHY S	1371-72		7/13/2009	Family	10	No	No		
RABIN KATHY S &	1370-38		6/22/2009	Family	10	No	No		
MALLOY MARION	1119-194		12/2/1993		200,000	No	No		Y

USER DEFINED

Prior Id # 1:	98986
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
4/25/2017	472	Addition	363,700	O				13x23 add(side) ad
7/31/2014	928	Redo Bat	10,900					
8/1/2011	776	Porch	18,000					REBUILD 2 PORCHES

ACTIVITY INFORMATION

Date	Result	By	Name
3/9/2018	MEAS&NOTICE	HS	Hanne S
2/24/2018	MEAS&NOTICE	HS	Hanne S
11/21/2017	Measured	DGM	D Mann
11/21/2017	Left Notice	DGM	D Mann
11/21/2017	Permit Visit	DGM	D Mann
11/7/2008	Meas/Inspect	163	PATRIOT
12/9/1999	Mailer Sent		
11/19/1999	Meas. Denied	272	PATRIOT
1/1/1982		GP	

Sign: VERIFICATION OF VISIT NOT DATA __/__/__

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	One Family		6985		Sq. Ft.	Site		0	80.	0.90	9									503,641						503,600	

Total AC/HA:	0.16035	Total SF/SM:	6985	Parcel LUC:	101	One Family	Prime NB Desc	Brackett	Total:	503,641	Spl Credit		Total:	503,600

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

EXTERIOR INFORMATION

Type:	6 - Colonial		
Sty Ht:	2A - 2 Sty +Attic		
(Liv) Units:	1	Total:	1
Foundation:	1 - Concrete		
Frame:	1 - Wood		
Prime Wall:	1 - Wood Shingle		
Sec Wall:			%
Roof Struct:	1 - Gable		
Roof Cover:	1 - Asphalt Shgl		
Color:	WHITE		
View / Desir:			

GENERAL INFORMATION

Grade:	C - Average		
Year Blt:	1928	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:	G19	Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wal	2 - Plaster		
Sec Int Wall:			%
Partition:	T - Typical		
Prim Floors:	3 - Hardwood		
Sec Floors:	6 - Ceramic Tile	15	%
Bsmnt Flr:			
Subfloor:			
Bsmnt Gar:			
Electric:	3 - Typical		
Insulation:	2 - Typical		
Int vs Ext:	S		
Heat Fuel:	2 - Gas		
Heat Type:	3 - Forced H/W		
# Heat Sys:	1		
% Heated:	100	% AC:	
Solar HW:	NO	Central Vac:	NO
% Com Wal		% Sprinkled	

BATH FEATURES

Full Bath	1	Rating:	Very Good
A Bath:		Rating:	
3/4 Bath:	1	Rating:	Very Good
A 3QBth		Rating:	
1/2 Bath:	1	Rating:	Very Good
A HBth:		Rating:	
OthrFix:	1	Rating:	Very Good

OTHER FEATURES

Kits:	1	Rating:	Very Good
A Kits:		Rating:	
Frpl:	1	Rating:	Good
WSFlue:		Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

DEPRECIATION

Phys Cond:	GV - Good-VG	10.	%
Functional:			%
Economic:			%
Special:			%
Override:			%
	Total:	10.8	%

CALC SUMMARY

Basic $ / SQ:	130.00
Size Adj.:	1.17238808
Const Adj.:	1.01150000
Adj $ / SQ:	154.163
Other Features:	109650
Grade Factor:	1.00
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	485514
Depreciation:	52435
Depreciated Total:	433078

COMMENTS

RESIDENTIAL GRID

1st Res Grid	Desc:	Line 1	# Units	1

Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												

Totals	RMs:	8	BRs:	3	Baths:	1	HB	1

REMODELING

Exterior:	
Interior:	
Additions:	2017
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

No Unit	RMS	BRS	FL
1	8	3	
Totals			
1	8	3	

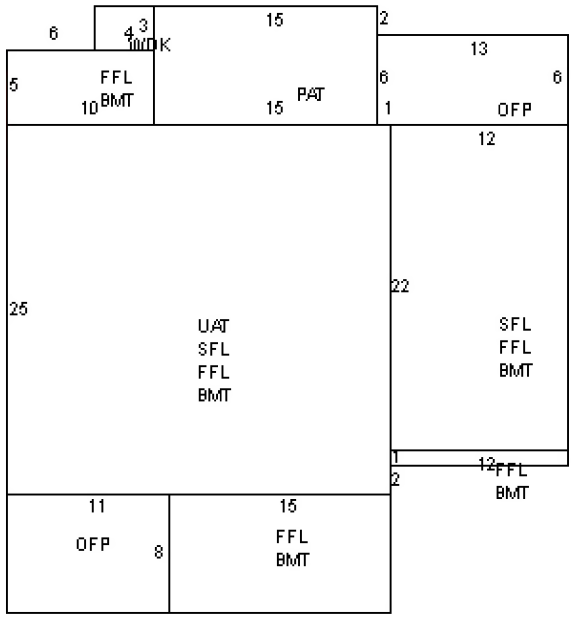
COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ:		AvRate:		Ind.Val	

Juris. Factor:	1.00	Before Depr:	154.16
Special Features:	0	Val/Su Net:	121.42
Final Total:	433100	Val/Su SzAd	215.47

SKETCH



SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
BMT	Basement	1,096	46.250	50,689
FFL	First Floor	1,096	154.160	168,963
SFL	Second Floor	914	154.160	140,905
OFP	Open Porch	166	26.740	4,439
UAT	Upper Attic	163	61.670	10,021
PAT	Patio	120	5.440	652
WDK	Deck	12	16.180	194
	Net Sketched Area:	3,567	Total:	375,863

Size Ad	2010	Gross Area	4054	FinArea	2010

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten

MOBILE HOME

Make:		Model:		Serial #		Year:		Color:	

SPEC FEATURES/YARD ITEMS

PARCEL ID

150.0-0003-0005.0

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value
3	Garage	D	Y	1	12X22	A	AV	1930	24.47	T	40	101			3,900			3,900

More:	N	Total Yard Items:	3,900	Total Special Featues:		Total:	3,900

IMAGE

AssessPro Patriot Properties, Inc